

Architectural Review Board of the Julian Historic District

MINUTES

Meeting Time: Tuesday April 6, 2021

Time: April 6, 2021 06:00 PM

Topic: Julian ARB - April Meeting

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I. Roll Call – 6:03 pm All board members in attendance

II. Approval of the Agenda - Motion: Steutel, Second: Brown - To approval the agenda. Passed unanimous.

III. Approval of Minutes for March 2, 2021 Meeting - Motion: Horton, Second: Romano – To approve of the minutes. Passed unanimous.

IV. Public Comment.

V. ARB Business and Committee Reports.

A. Sherry Horton. Update on County Code enforcement with regards to: Signage, Lighting, and properties making changes without ARB approval. No update from Brad (from the County). Horton reached out to the gas station twice to ask them to turn off the lighting with no response. Horton called in the violation to the Code Enforcement phone number. Horton will email a couple times a week since calling is not getting a response. Fares suggested emailing the Supervisor to hopefully get a response. Holiday lighting issues: Julian Grille (sometimes). Properties currently of ARB concern include the Julian Cafe, the Blanc House, the Ranchita Del Reo, Stonewall Stores, The Julian Beer Company, Ramco Gas Station plastic back-lit sign. Julian Cafe is in the process of redoing their signs. They are also in the process of rebuilding their porch due to structural issues. The group expects plans to be submitted for approval however there is no indication that it will happen. Horton will reach out to the owner.

B. Manual Update. Brian Steutel. Still in process. Steutel is considering scanning the photos at the Historical Society to ensure their safety.

C. The chair is still looking for an ARB volunteer or community member who will act as secretary.

D. ARB website development update: Zerbe - still in progress

E. Board member terms. Seats 1, 3, 4, and 7 all need reappointment by the Board of Supervisors. All 4 seats have indicated that they would like to continue as members. The ARB needs a motion to re-appoint Tony Romano. The Julian Planning group needs to re-appoint Pat Brown and Brian Stuetel. The group is waiting on the Chamber to reappoint Zane.

Seat 1: Bobbi Zane (Chamber) - will be added to the Chamber agenda

Seat 3: Brian Stuetel, - will be added to the Planning Group agenda

Seat 4: Tony Romano (ARB seat)- Motion: Zane, Second: Horton – To reappoint Tony Romano to seat 4 on the Julian ARB. Zerbe will send Romano the application that needs to be sent to the County.

Seat 7: Pat Brown - application received and on the Planning Group agenda

VI. Action Items:

A. New Business

1. Philippe Bodnar and Rene Wischusen 2748 Highway 79 APN: 291-410-08 Residence Plans – The owners are still researching the exterior materials. The home will be on a raised foundation. The group will need to see the materials that will be used. Owner provided architect with ARB requirements. Rene noted that in the manual it states that if the structure is not visible, a waiver can be obtained. Since the structure is blocked by trees only (trees can be removed), a waiver does not apply. Also, the structure could be seen from other areas of town. Owner asked for the ARB approved paint palette.

Comments/suggestions from the group include:

- The design looks too contemporary. Owners were advised to view other ARB approved homes in the area for reference.
- Suggested paint colors are wood, grey and white
- The structure needs more of a roof pitch
- If stones are going to be used on the exterior, Julian schist is the suggested stone.
- Roofing material should have historical looking shingles or be metal.
- Group suggested solar panels that are not visible or resemble shingles
- View the manual for window and door suggestions.
- Suggested materials are: board & batten, hardy board, Ce-Dar shingles.
- The window above the front door will need to be removed and the covering of the pillars will need to be modified.
- Any exterior lighting should comply with dark sky requirements.
- Review the window placement due to the County requirement of 2x6 framing.

2. Blanc House, 2603 "C" St. Adam Dailey APN 291-087-01. Seeking approval for fencing that has already been constructed. The owner needs more guidance on how to fix the fence. He will do more research and would like to revisit the issue next month when he is more prepared. The group reminded the owner that any work done to the exterior of the building will need to be approved. Owner plans to only repaint the building (the same color) and repair the front deck.

3. Julian Beer Company Jeremy Marsaglia, 2315 Main St. APN 291-040-67 - Original Historic Bailey House and Silvers Store. Site Plan review progress. Tesla Solar Panels. No appearance by the owner

4. 2033 Main St. Old Bank Building. Corner of Main and "B" Streets. APN: 291-077-10 Janet Tropea designer for project. Brett Combs (owner). Plans are conceptual, sketches not formal plans. The design was well-received by the group. Comments from the group included:

- A suggestion to the owner to view brick buildings in other mining towns for more ideas.
- The reduction of parking spaces may become an issue. Owner can continue the architecture of the existing building with additional buildings. The group does not have any jurisdiction over the interior.
- A suggestion to keep following the ARB manual.
- String lights above the patio seating area may not follow the guidelines.
- The addition can extend the existing architecture of the time period – does not have to be historical

5. 2379 Ethelwyn Ln. APN: 250-180-36 Barn Plans Owner: Christine Lepley. The group suggested following the same design as the barn located near the corner of Highways 78 and 79 (behind the post office). The owners plan to put it north of the existing gazebo. Rectangular shape, 10' roll up doors, two windows on each side, no closed awnings (one on each side), built on a slab with County approved footings and rebar. Colors will match the house. Owner would like to use metal siding however; it would have to be placed vertical. Comments from the group included:

- A roll up door do not follow the guidelines. The door would have to resemble a hinged door.
- Board & batten or vertical board siding should be used with a grey metal or wood shake roof.
- Roof pitch will need to follow the guidelines.
- The awnings will need 4x4 or 6x6 posts to cover the metal posts.
- Follow the guidelines in regards to the windows and doors.
- The group will need to see an example of the exterior lighting that will be used.

6. Julian Gem and Jewelry 200 0 Main St. Stonewall Stores # 106 Sign Greg Creswell, Bashir / Mercedes owners. The colors and font remain the same. Using the same materials as the other signs in town. Motion: Brown, Second: Zane - To approve the sign as proposed. Passed unanimous.

B. Old Business:

1. Solar. Review letter composed by Romano to the County.

VII. Requests for items to be included on the next agenda

- Nick Califf will be in touch via email with Zerbe regarding the items to be added to the agenda.
- Horton will talk to the postmaster at the Julian Post Office regarding the mercury vapor lighting being used on the building (facing the highway).

VIII. **Adjourn** Motion: Steutel, Second: Horton - To adjourn the meeting at 7:50 pm.

To contact the Julian Historic District Architectural Review Board please contact

Chairman Juli Zerbe at 760-445-1642 or email: JulifromJulian@gmail.com

Board Members: Juli Zerbe, Pat Brown, Tony Romano, Bobbi Zane, Brian Steutel, Sherry Horton